



Primrose Grove

WIMBLINGTON



THE
ARTISAN
COLLECTION

Bellway



Choose a fine quality of life at Primrose Grove

A thriving community, beautiful countryside and excellent transport connections

The site is ideally located, with excellent village amenities, additional conveniences in the nearby towns, and nearby transport links. Boasting excellent transport links to Ely, Cambs, and London, Wimblington is the ideal commuter location. For train travel, both March Railway Station and Manea Railway Station take just 10 minutes when driving. From these stations, Peterborough takes around 25 minutes, Cambridge around 30 minutes, and London an hour and a half.

Residents will reach Bridge Lane bus stop in one minute when walking, with routes taking commuters through to March, Wisbech, Manea, St Ives, Benwick, and Cottenham. Those who drive have easy access to the A141, with both the M11 and A1 reachable in around 43 minutes.

Nearby airports include Cambridge International 29 miles away and London Stansted Airport 75 minutes' drive from the homes, with destinations across the country and internationally.

For everyday necessities, there are several superstores within a 10-minute drive. A wider range of shopping needs are met at retail stores in Ely – situated 17 miles from Wimblington – and Peterborough, with the city being just 40 minutes' drive away. Notably the award-winning shopping destination, Peterborough One Retail Park, takes half an hour when driving.

Residents have a fantastic range of eateries nearby; Primrose Grove is within walking distance of two popular public houses. Chatteris hosts a tearoom, as well as traditional British and Indian restaurants. March has a selection of delicious dining options, while Huntingdon offers well-loved Thai and Turkish restaurants.

Wimblington benefits from several local community groups, including singing, football, photography, and bowls. Parkfields Archery Club boasts beginner-friendly lessons and advanced-level facilities. Exciting sporting sessions are hosted at March Town Cricket Club, and March Golf Club provides excellent golf courses. In addition, Skylark is a premier family entertainment site with year-round activities – such as an on-land beach, a zip wire, go-karting, and a lake – as well as seasonal special events. It also boasts a garden centre and tearoom. North London Skydiving Centre, an award-winning facility, is a popular choice for those seeking an adrenaline adventure. All these attractions are under a 10-minute drive away.

Nature lovers will relish time spent at RSPB Nene Washes, arriving there in 20 minutes when driving, with the space boasting scenic walks and wildlife.

For city attractions, Cambridge takes 48 minutes when driving, and Peterborough is 23 miles away.

Parents are well-served by a selection of popular schools. Primary school options in the local area include Thomas Eaton Primary School a short 15-minute walk from the homes, and Cavalry Primary School, which takes six minutes when driving. Secondary schools nearby include The Neale-Wade Academy one-and-a-half miles away, and Abbey College a 24-minute drive away, both of which have sixth-form facilities.

Universities in the area include The Anglia Ruskin University, The University of Cambridge, and The University of Northampton, all of which are around an hour's drive from the homes.

Beautiful homes, a beautiful location

Set within a charming village, countryside and convenience are at your fingertips

Primrose Grove is a wonderful collection of 2, 3, and 4-bedroom homes, all boasting our flagship Artisan specification, located in the charming village of Wimblington. These expertly crafted homes will encompass a range of design features compatible with modern living including open plan living spaces, contemporary fitted kitchens and en-suite bathrooms.







Set in a stunning rural location, these homes are sure to appeal to a range of buyers, with the development benefiting from easy access to useful amenities in March, Ely and Huntingdon, and the popular city of Peterborough.







4 Bedroom Homes

-  The Arkwright Bay
Plots 2 & 9
-  The Arkwright
Plots 14, 39, 42, 57, 63, 64, 82, 83, 86 & 88
-  The Luthier Bay
Plots 6 & 8
-  The Luthier
Plots 53, 54, 58, 61 & 65
-  The Reedmaker
Plots 66, 80 & 85
-  The Sculptor Bay
Plots 3, 4, 5, 7, 10 & 11
-  The Sculptor
Plots 13, 15, 40 & 43
-  The Pargeter
Plots 1 & 12

3 Bedroom Homes

-  The Hillard
Plots 22, 23, 41, 56, 60, 72, 73, 78 & 79
-  The Coppersmith
Plots 16, 17, 18, 19, 20, 21, 24, 25, 52, 84 & 87
-  The Blemmere
Plots 26, 46, 51, 55, 59, 62, 67 & 81

2 Bedroom Homes

-  The Coiner
Plots 33, 34, 35 & 36

2-4 Bedroom Homes

-  Affordable Homes

2-4 Bedroom Homes

-  Shared Ownership Homes
-  Sales & Show Home

Key to plan

pps Private pump station hoc Hyperoptic Cabinet

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



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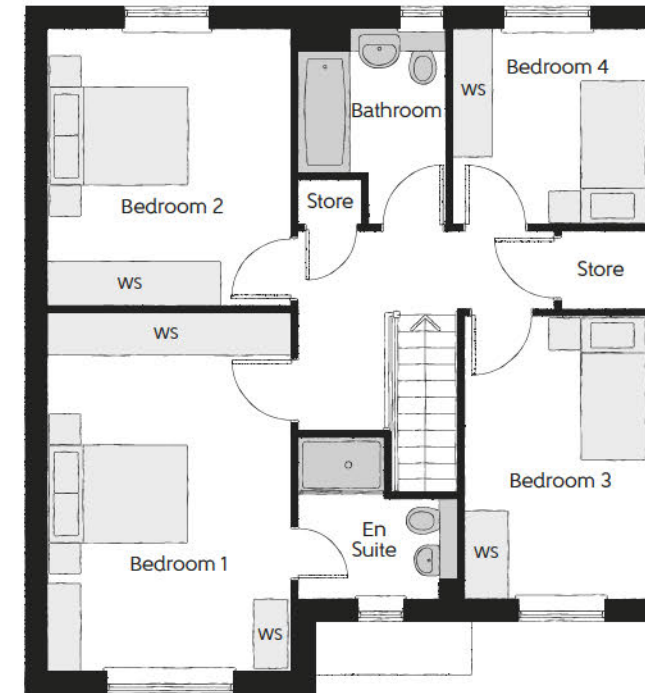
The Arkwright

FOUR BEDROOM HOME



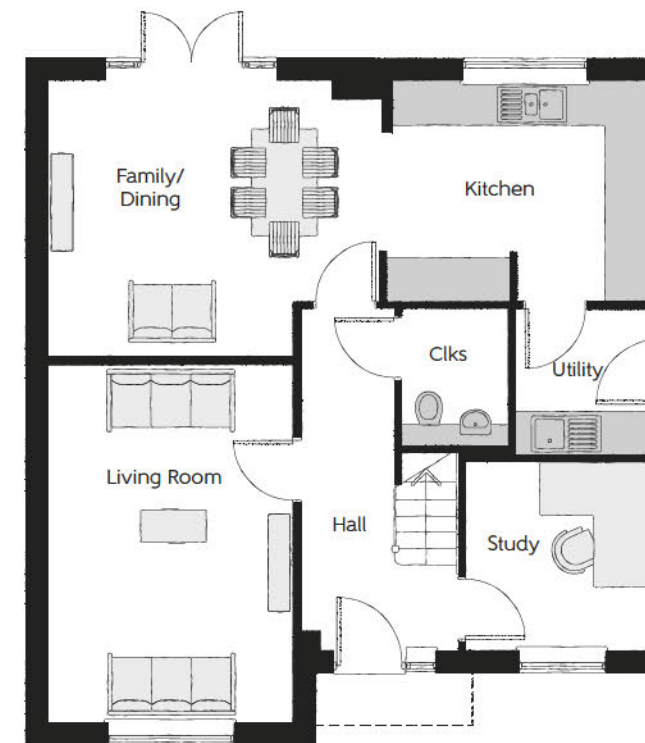
The Arkwright

Four bedroom home



First Floor

Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.24m x 2.20m	7'4" x 7'3"
Bedroom 2	3.39m x 3.85m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.69m x 2.71m	8'10" x 8'11"
Bathroom	2.09m x 2.71m (max)	6'10" x 8'11" (max)



Ground Floor

Kitchen	3.65m x 3.00m (max) (max)	12'0" x 9'10" (max) (max)
Family/Dining	4.70m x 3.80m	15'5" x 12'6"
Living Room	3.39m x 4.95m	11'1" x 16'3"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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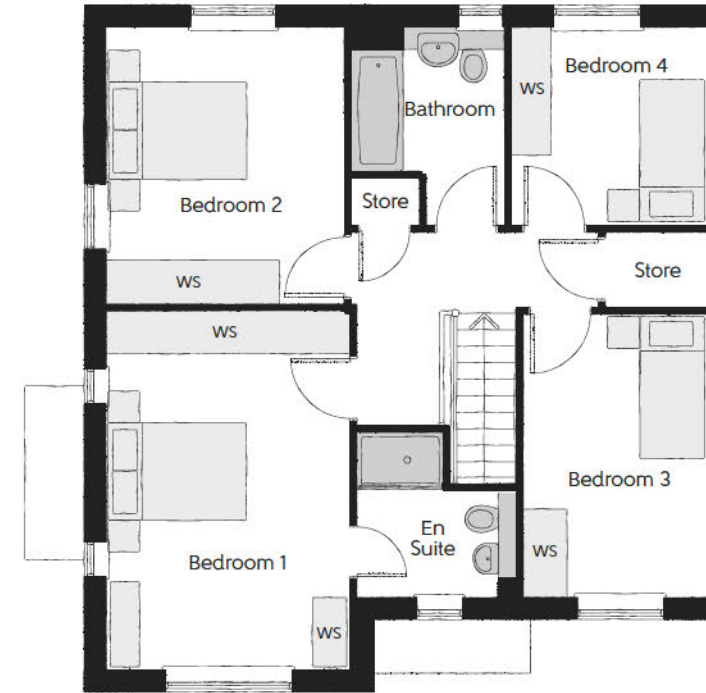
The Arkwright Bay

FOUR BEDROOM HOME



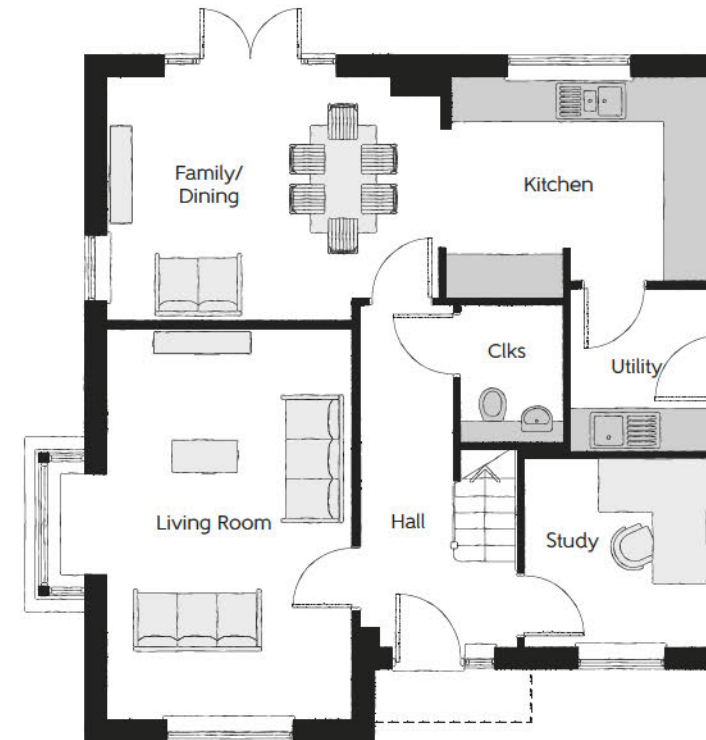
The Arkwright Bay

Four bedroom home



First Floor

Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.24m x 2.20m	7'4" x 7'3"
Bedroom 2	3.39m x 3.85m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.69m x 2.71m	8'10" x 8'11"
Bathroom	2.09m x 2.71m (max)	6'10" x 8'11" (max)



Ground Floor

Kitchen	3.65m x 3.00m (max) (max)	12'0" x 9'10" (max) (max)
Family/Dining	4.70m x 3.35m	15'5" x 11'0"
Living Room	3.39m x 5.60m	11'1" x 18'4"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"

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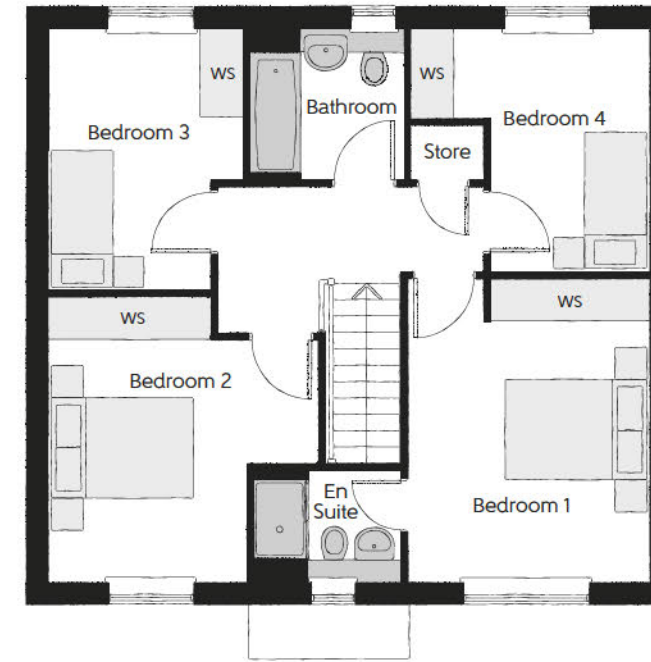
The Luthier

FOUR BEDROOM HOME



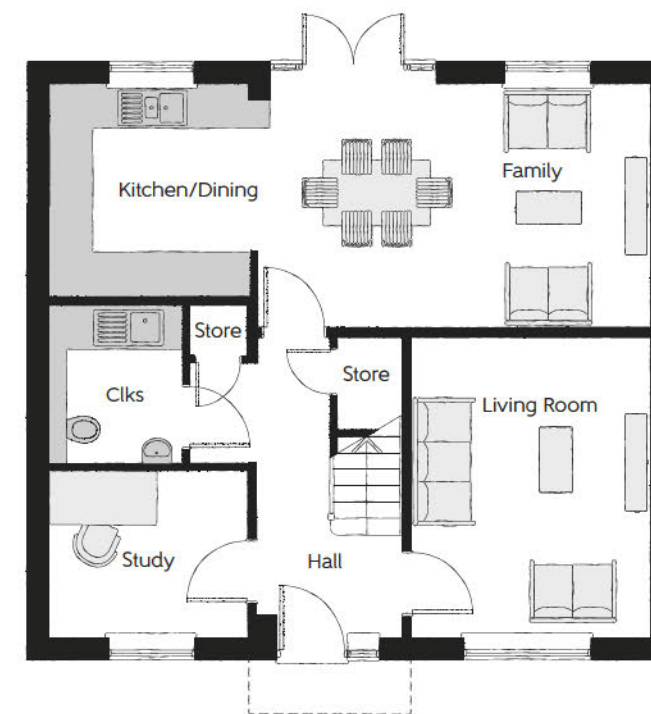
The Luthier

Four bedroom home



First Floor

Bedroom 1	3.38m x 4.21m	11'1" x 13'10"
Bedroom 1 En Suite	2.03m x 1.55m	6'8" x 5'1"
Bedroom 2	3.74m x 3.96m (max) (max)	12'3" x 13'0" (max) (max)
Bedroom 3	2.70m x 3.62m (max)	8'10" x 11'10" (max)
Bedroom 4	3.31m x 3.37m (max)	10'10" x 11'0" (max)
Bathroom	2.15m x 2.08m	7'1" x 6'10"



Ground Floor

Kitchen/Dining	5.85m x 3.37m (max)	19'2" x 11'1" (max)
Family	2.49m x 3.37m	8'2" x 11'1"
Living Room	3.32m x 4.14m	10'11" x 13'7"
Study	2.73m x 2.30m	8'11" x 7'7"
Cloakroom	1.88m x 2.20m	6'2" x 7'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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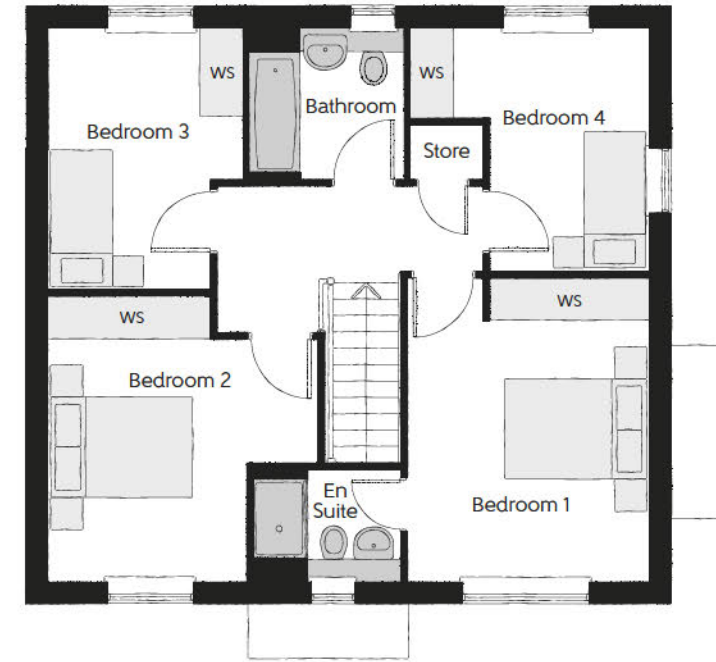
The Luthier Bay

FOUR BEDROOM HOME



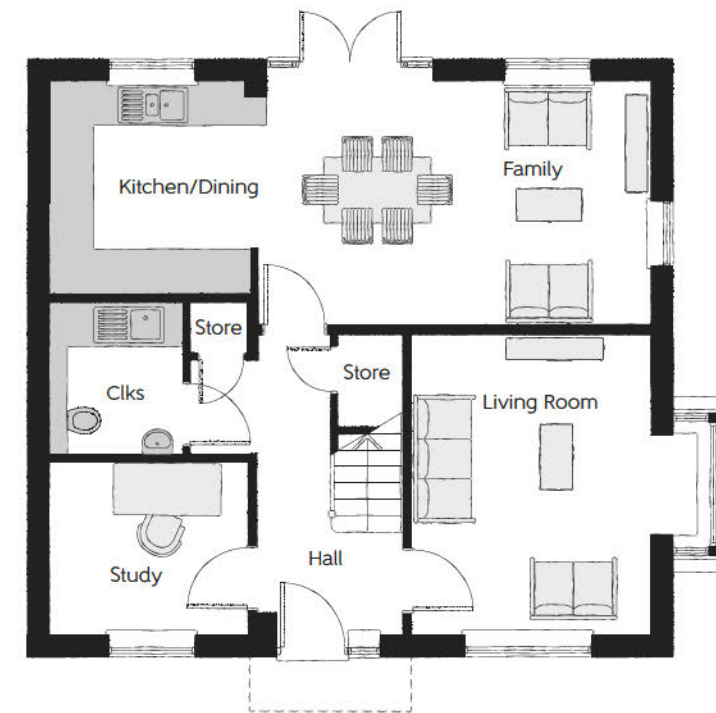
The Luthier Bay

Four bedroom home



First Floor

Bedroom 1	3.38m x 4.21m	11'1" x 13'10"
Bedroom 1 En Suite	2.03m x 1.55m	6'8" x 5'1"
Bedroom 2	3.74m x 3.96m (max) (max)	12'3" x 13'0" (max) (max)
Bedroom 3	2.70m x 3.62m (max)	8'10" x 11'10" (max)
Bedroom 4	3.31m x 3.37m (max)	10'10" x 11'0" (max)
Bathroom	2.15m x 2.08m	7'1" x 6'10"



Ground Floor

Kitchen/Dining	5.85m x 3.37m (max)	19'2" x 11'1" (max)
Family	2.49m x 3.37m	8'2" x 11'1"
Living Room	3.32m x 4.14m	10'11" x 13'7"
Study	2.73m x 2.30m	8'11" x 7'7"
Cloakroom	1.88m x 2.20m	6'2" x 7'3"

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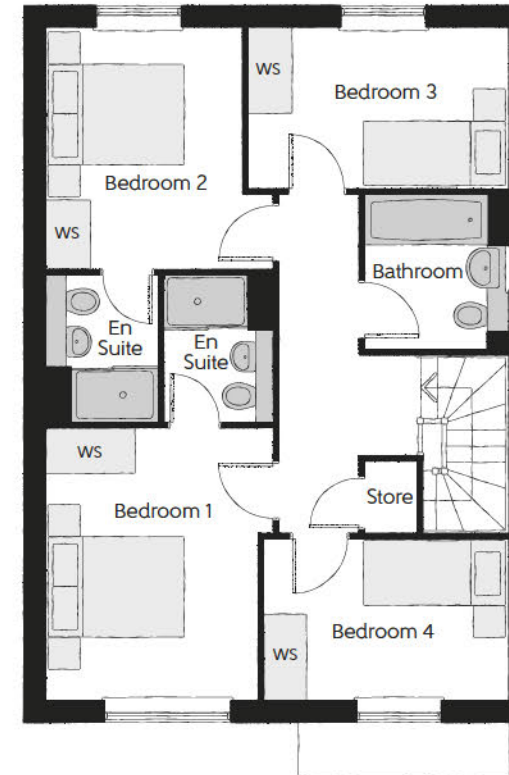
The Reedmaker

FOUR BEDROOM HOME



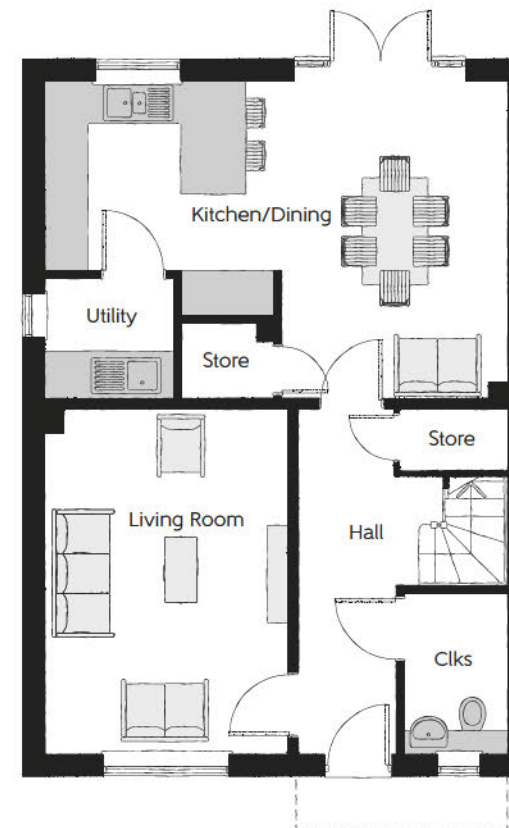
The Reedmaker

Four bedroom home



First Floor

Bedroom 1	3.19m x 3.78m (max)	10'5" x 12'5" (max)
Bedroom 1 En Suite	1.56m x 2.05m	5'1" x 6'9"
Bedroom 2	2.73m x 3.35m	9'0" x 11'0"
Bedroom 2 En Suite	1.54m x 2.05m	5'1" x 6'9"
Bedroom 3	3.60m x 2.25m	11'10" x 7'4"
Bedroom 4	3.40m x 2.22m	11'2" x 7'4"
Bathroom	1.98m x 2.15m	6'6" x 7'1"



Ground Floor

Kitchen/Dining	6.42m x 4.42m (max)	21'1" x 14'6" (max)
Living Room	3.39m x 4.77m	11'1" x 15'8"
Utility	1.78m x 1.61m	5'10" x 5'3"
Cloakroom	1.46m x 2.22m	4'10" x 7'4"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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The Sculptor

FOUR BEDROOM HOME

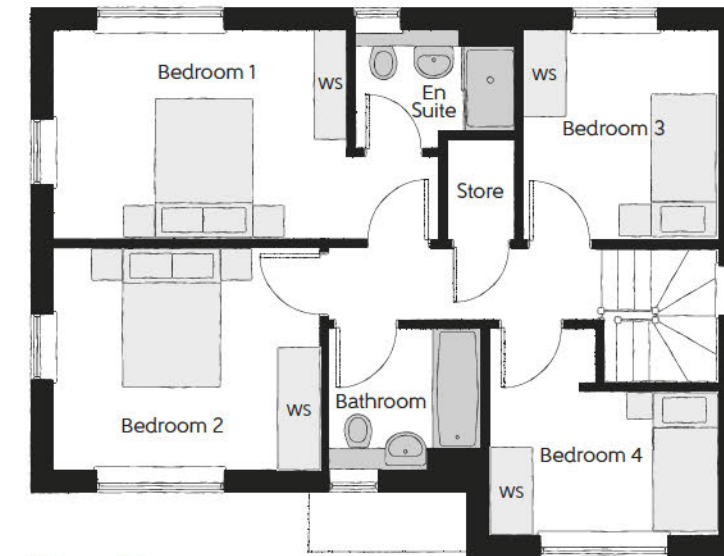


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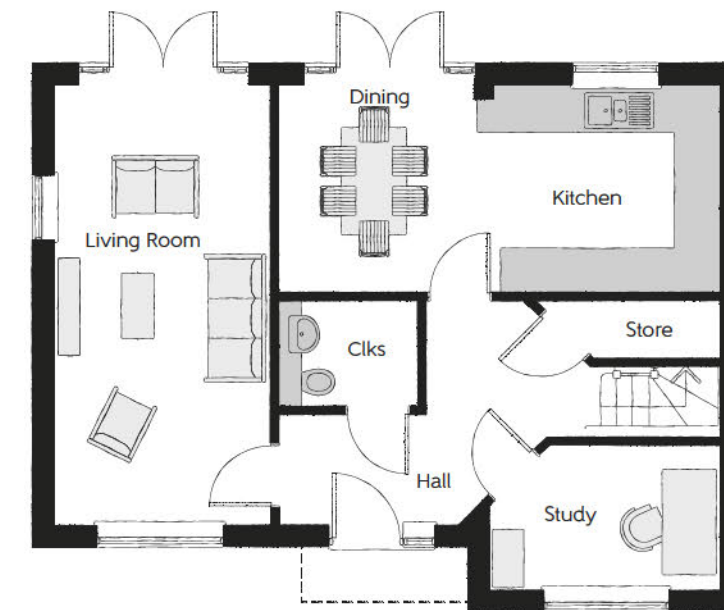
The Sculptor

Four bedroom home



First Floor

Bedroom 1	5.37m x 2.92m (max)	17'7" x 9'7" (max)
Bedroom 1 En Suite	2.25m x 1.64m	7'5" x 5'5"
Bedroom 2	3.70m x 3.08m	12'2" x 10'1"
Bedroom 3	2.71m x 2.92m	8'11" x 9'7"
Bedroom 4	3.16m x 2.88m (max) (max)	10'4" x 9'5" (max) (max)
Bathroom	2.20m x 1.98m	7'3" x 6'6"



Ground Floor

Kitchen/Dining	6.09m x 2.86m	20'0" x 9'4"
Living Room	3.00m x 6.09m	9'10" x 20'0"
Study	3.16m x 2.01m (max) (max)	10'4" x 6'7" (max) (max)
Cloakroom	1.89m x 1.48m	6'2" x 4'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) ----- Reduced Head Height

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The Sculptor Bay

FOUR BEDROOM HOME

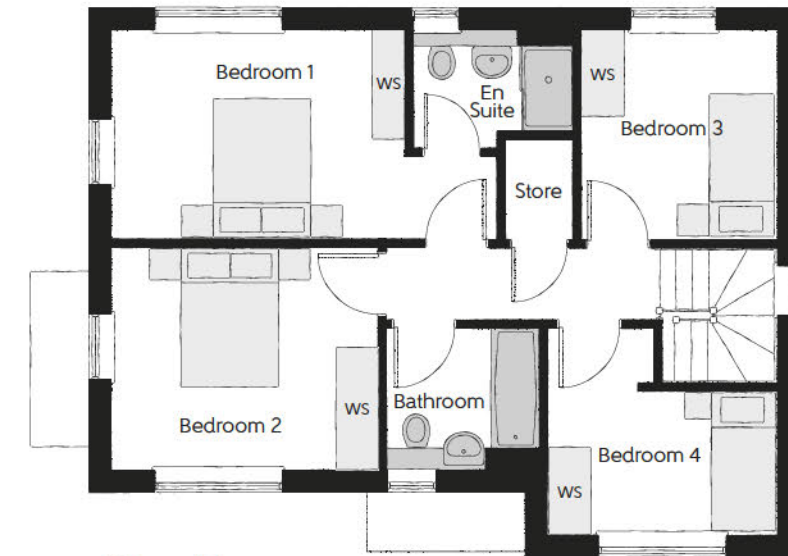


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Bellway

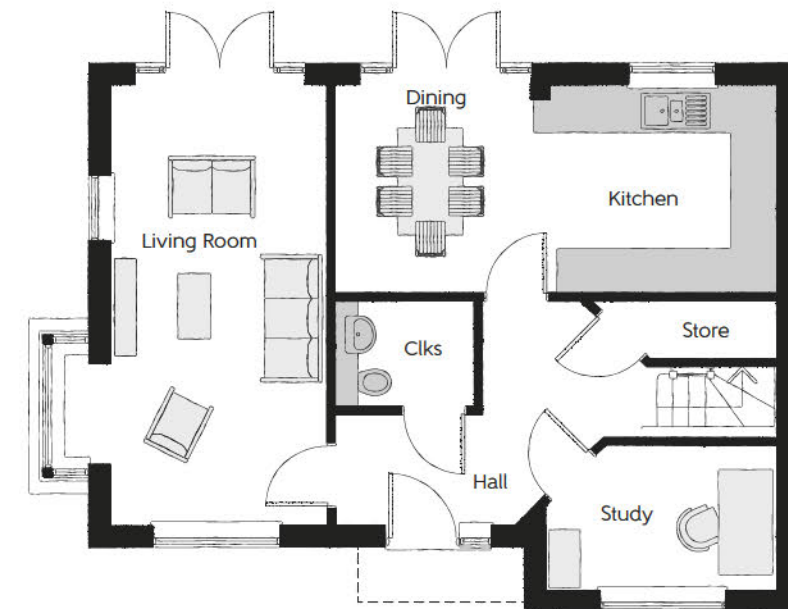
The Sculptor Bay

Four bedroom home



First Floor

Bedroom 1	5.37m x 2.92m (max)	17'7" x 9'7" (max)
Bedroom 1 En Suite	2.25m x 1.64m	7'5" x 5'5"
Bedroom 2	3.70m x 3.08m	12'2" x 10'1"
Bedroom 3	2.71m x 2.92m	8'11" x 9'7"
Bedroom 4	3.16m x 2.88m (max)	10'4" x 9'5" (max)
Bathroom	2.20m x 1.98m	7'3" x 6'6"



Ground Floor

Kitchen/Dining	6.09m x 2.86m	20'0" x 9'4"
Living Room	3.00m x 6.09m	9'10" x 20'0"
Study	3.16m x 2.01m (max)	10'4" x 6'7" (max)
Cloakroom	1.89m x 1.48m	6'2" x 4'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) ----- Reduced Head Height

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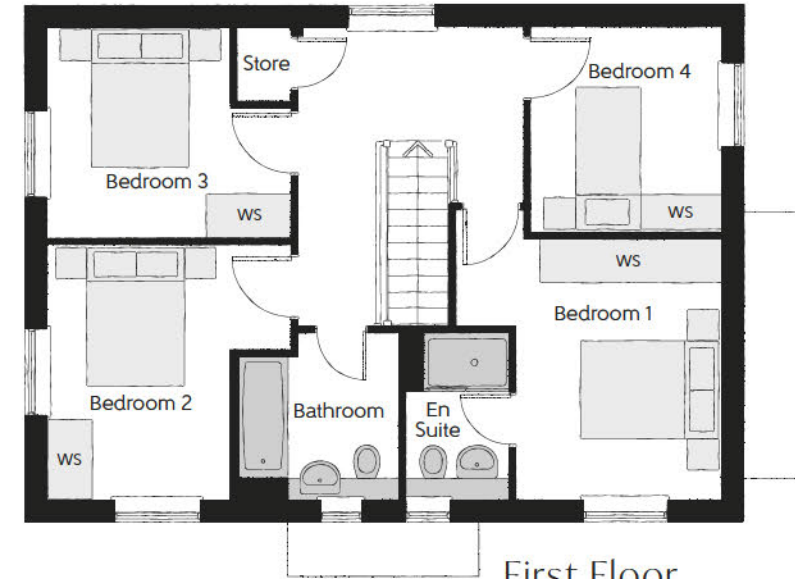
The Pargeter

FOUR BEDROOM HOME

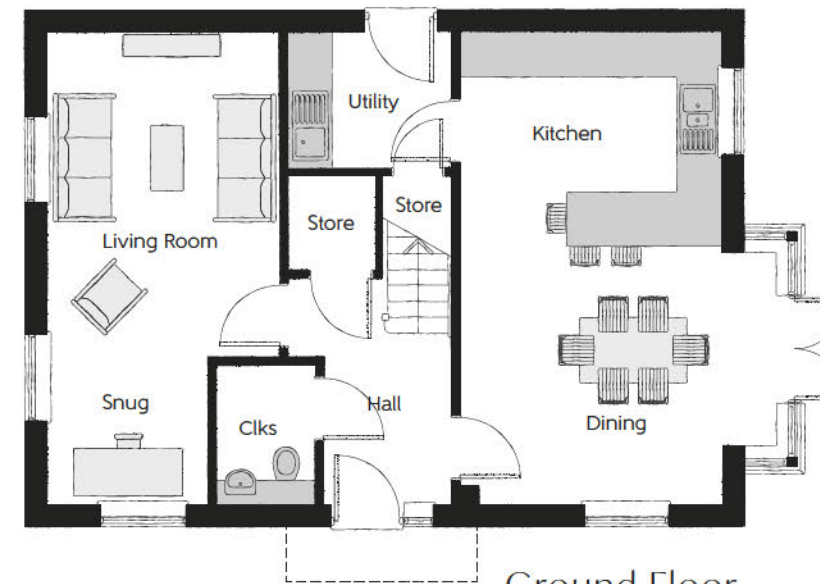


The Pargeter

Four bedroom home



Bedroom 1	3.66m x 3.60m (max) (max)	12'0" x 11'10" (max) (max)
Bedroom 1 En Suite	1.44m x 2.27m	4'9" x 7'6"
Bedroom 2	3.39m x 3.54m (max)	11'1" x 11'7" (max)
Bedroom 3	3.39m x 2.91m (max)	11'1" x 9'6" (max)
Bedroom 4	2.64m x 2.85m	8'8" x 9'4"
Bathroom	2.23m x 2.27m	7'4" x 7'6"



Kitchen/Dining	4.39m x 6.54m (inc bay)	14'5" x 21'5" (inc bay)
Living Room	3.20m x 4.49m	10'6" x 14'9"
Snug	2.12m x 2.05m	7'0" x 6'9"
Utility	2.25m x 1.87m	7'5" x 6'2"
Cloakroom	1.43m x 1.90m	4'8" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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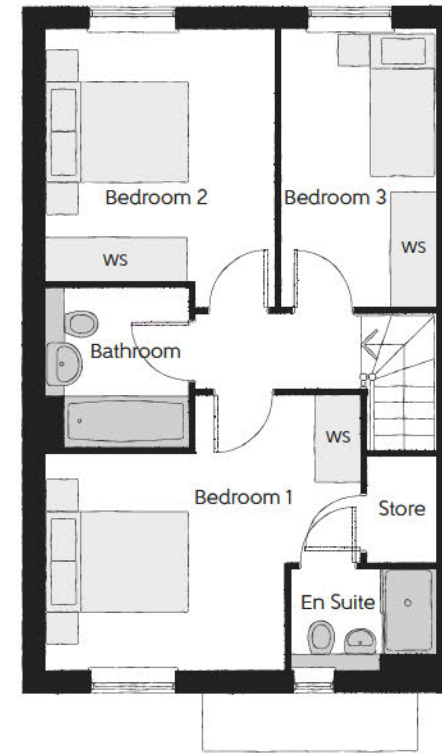
The Hillard

THREE BEDROOM HOME



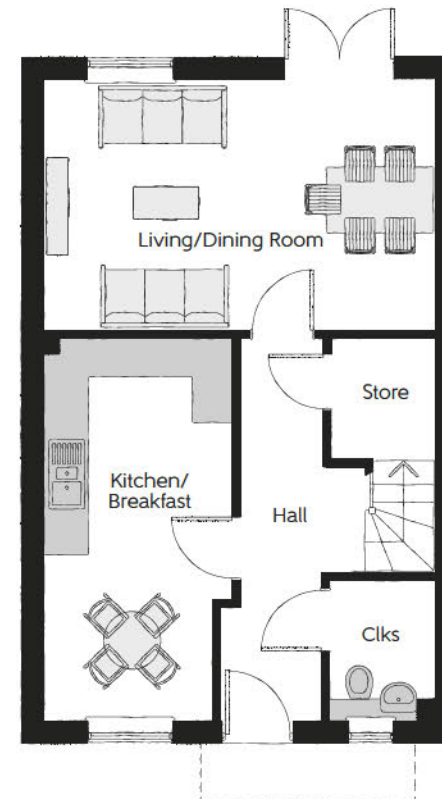
The Hillard

Three bedroom home



First Floor

Bedroom 1	4.37m x 3.81m (max) (max)	14'4" x 12'6" (max) (max)
Bedroom 1 En Suite	1.94m x 1.40m	6'4" x 4'7"
Bedroom 2	3.17m x 3.86m (max)	10'5" x 12'8" (max)
Bedroom 3	2.15m x 3.86m	7'1" x 12'8"
Bathroom	1.98m x 2.18m	6'6" x 7'2"



Ground Floor

Kitchen/Breakfast	2.60m x 5.30m (max)	8'6" x 17'5" (max)
Living/Dining Room	5.41m x 3.45m	17'9" x 11'4"
Cloakroom	1.46m x 1.95m	4'10" x 6'5"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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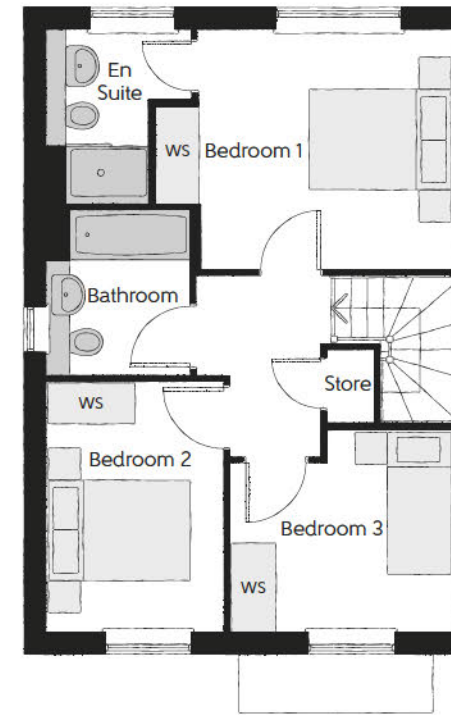
The Coppersmith

THREE BEDROOM HOME



The Coppersmith

Three bedroom home



First Floor

Bedroom 1	4.15m x 3.30m (max)	13'7" x 10'10" (max)
Bedroom 1 En Suite	2.03m x 2.39m	6'8" x 7'10"
Bedroom 2	2.43m x 3.46m	8'0" x 11'4"
Bedroom 3	3.11m x 2.81m (max)	10'3" x 9'3" (max)
Bathroom	1.98m x 2.31m	6'6" x 7'7"



Ground Floor

Kitchen/Dining	5.64m x 3.24m	18'6" x 10'7"
Living Room	2.94m x 4.95m	9'8" x 16'3"
Cloakroom	1.47m x 1.89m	4'10" x 6'3"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE
ARTISAN
COLLECTION

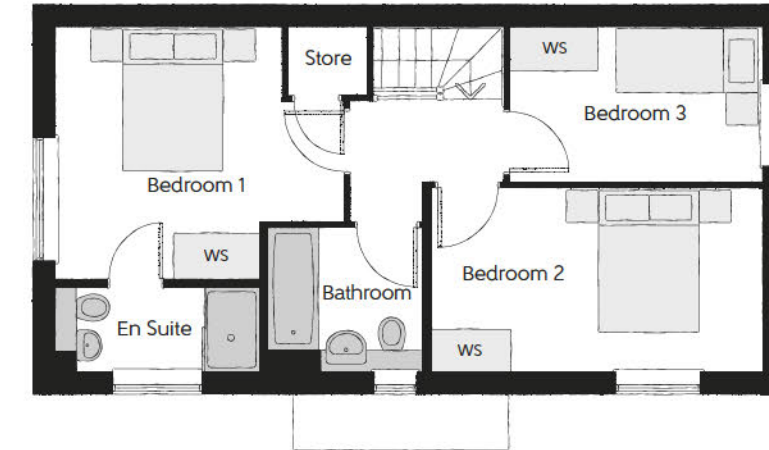
The Blemmere

THREE BEDROOM HOME



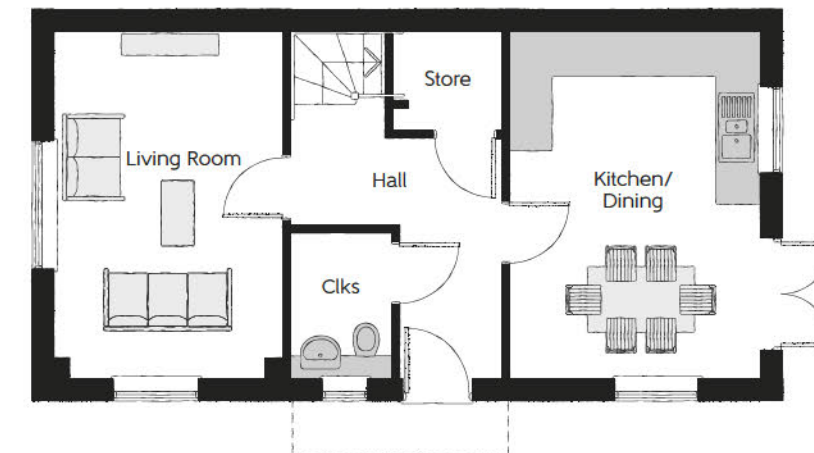
The Blemmere

Three bedroom home



First Floor

Bedroom 1	3.50m x 4.00m (max)	11'6" x 13'1" (max)
Bedroom 1 En Suite	1.20m x 2.83m	3'11" x 9'3"
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.15m x 3.49m	7'1" x 11'6"
Bathroom	1.98m x 2.20m	6'6" x 7'3"



Ground Floor

Kitchen/Dining	4.79m x 3.49m	15'9" x 11'6"
Living Room	4.79m x 3.16m	15'9" x 10'4"
Cloakroom	2.03m x 1.43m	6'8" x 4'8"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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THE
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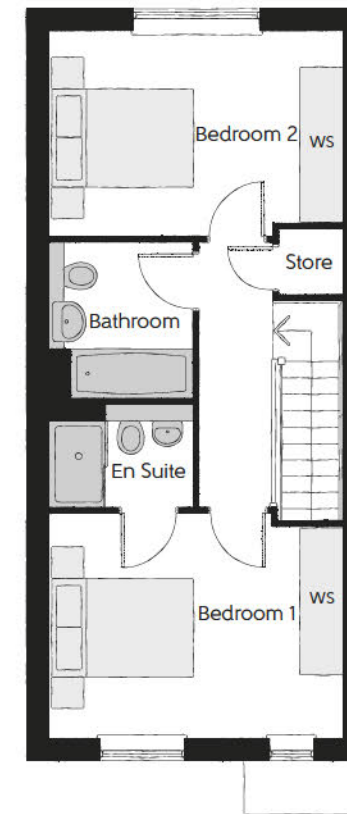
The Coiner

TWO BEDROOM HOME



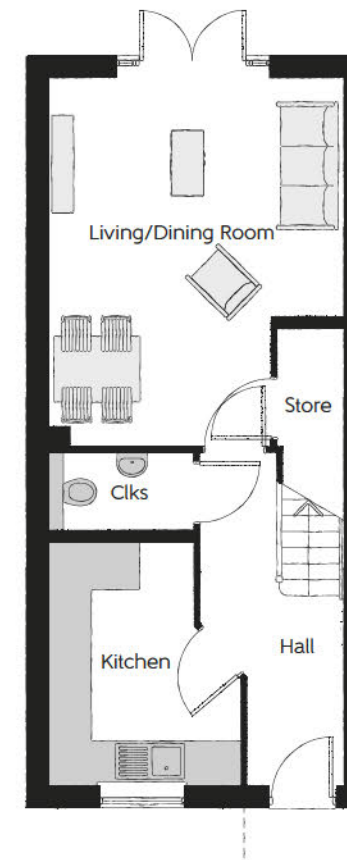
The Coiner

Two bedroom home



First Floor

Bedroom 1	4.08m x 3.11m (max) (max)	13'5" x 10'2" (max) (max)
Bedroom 1 En Suite	2.00m x 1.41m	6'7" x 4'8"
Bedroom 2	4.08m x 2.85m	13'5" x 9'4"
Bathroom	2.00m x 2.16m	6'7" x 7'1"



Ground Floor

Kitchen	2.65m x 3.35m (max) (max)	8'8" x 11'0" (max) (max)
Living/Dining Room	4.08m x 5.12m (max) (max)	13'5" x 16'10" (max) (max)
Cloakroom	1.99m x 1.09m	6'6" x 3'7"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

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			2 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	●	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●	●
	Window Cills	White Gloss MDF	●	●	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●	●
		Oak Stop Chamfered Newels	●	●	●	●
	Newel Caps	White Gloss Flat Top Newel Caps	●	●	●	●
		Oak Flat Top Newel Caps	●	●	●	●
	Handrail	White Gloss Heavy Duty Handrail	●	●	●	●
		Oak Heavy Duty Handrail	●	●	●	●
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●	●	●
		White Gloss 120x14 MDF Grooved & Chamfered	●	●	●	●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●	●
	Internal Doors	White Pre Finished Vertical Panel Internal Doors	●	●	●	●
	Ironmongery	Chrome SR100 Door Furniture	●	●	●	●
		Chrome SR700 Door Furniture	●	●	●	●
	Wardrobes	Sliding Fitted Wardrobes to Bed 1	●	●	●	●
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●	●
	Frontals	Bellway Band B options ~~~	●	●	●	●
		Bellway Band C options ~~~	●	●	●	●
		Bellway Band D options ~~~	●	●	●	●
	Units	Frontal Matching Table Ends	●	●	●	●
		Unit Framing	●	●	●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●	●
	Kitchen Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●	●
		Leisure Eaton Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●	●
		Leisure Albion Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●	●
		Leisure Nimbus Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●	●
	Utility Sink	Leisure Eaton Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●	●
		Leisure Albion Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●	●
		Leisure Nimbus Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●	●
	Appliances Oven	Zanussi Single Oven ZOHHE2X2	●	●	●	●
		Zanussi Single Oven ZOHNX3X1	●	●	●	●
		A E G Single Oven BPK556220M	●	●	●	●
	Appliances Hob	Zanussi 4 Burner Gas Hob ZGNN640X & SS Splashback	●	●	●	●
		Zanussi 4 Burner Gas Hob ZGNN642X & SS Splashback	●	●	●	●
		A E G 5 Burner Gas Hob HGB75420YM & SS Spashback	●	●	●	●
WET ROOMS	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●	●
		A E G Cooker Hood Extractor DKB4950M	●	●	●	●
	Appliances Microwave	Zanussi Combination Microwave ZVENM6X1	●	●	●	●
		A E G Combination Microwave KMK525800M ††	●	●	●	●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●	●
		Zanussi 70/30 Fridge Freezer ZNLN18FS1	●	●	●	●
		Zanussi 70/30 Fridge Freezer ZNLN18FS1 (2no)	●	●	●	●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	●	●
		Zanussi Dishwasher ZDLN1511	●	●	●	●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	●
	Cloaks - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin ‡‡‡	●	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	●	●	●	●
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	●	●	●	●
	Bathroom - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^^	●	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ~~~	●	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal ~~~	●	●	●	●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡‡‡	●	●	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower #	●	●	●	●
		Mira MINIMAL Single Thermostatic Shower &	●	●	●	●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	●	●	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††	●	●	●	●
	En-Suite - WC	Roca CLARA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●	●	●

			2 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes
WET ROOMS	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal	●	●	●	●
	En-Suite - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel ‡‡‡	●	●	●	●
	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●	●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡‡‡	●	●	●	●
MECHANICAL	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡	●	●	●	●
		Mira MINIMAL Dual Thermostatic Shower	●	●	●	●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	●	●	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††	●	●	●	●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ‡‡‡	●	●	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●	●	●	●
ELECTRICS		Ideal LOGIC Boiler & ThermoQ Evocyl HW Cylinder (HOb) ^	●	●	●	●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●	●
	Radiators	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●	●
	Towel Warmers	Flat Chrome to Bathroom	●	●	●	●
		Flat Chrome to Bathroom & En-Suite 1	●	●	●	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●	●
EXTERNALS & MISC	Home Working	Dedicated Power, USB & Data points	●	●	●	●
	Safety - Heat	Heat Detector DET &&	●	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ‡‡‡	●	●	●	●
	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	●	●
		Polished Chrome Recessed Spot Lights	●	●	●	●
	Lighting - Kitchen Under Unit	High Output Tri-Light	●	●	●	●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	●	●
		Polished Chrome Recessed Spot Lights	●	●	●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●	●
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	●	●	●	●
	Communications - Voice	Telephone Point to Living Room	●	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●	●
	Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●	●
	Build Method	Masonry ###	●	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ###	●	●	●	●
	Maintenance	External Tap	●	●	●	●
	Number Plaque	Artisan Number Plaque	●	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ###	●	●	●	●
	Drives	Bitmac Black ##	●	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ~	●	●	●	●
	Landscaping - Rear	Rotovated Topsoil ~	●	●	●	●
	Renewables	Photovoltaic Array ###	●	●	●	●
	EV Charging Terminal	Universal Socket 7kW * †	●	●	●	●

* refer site layout

** fire rated as necessary

*** full height around bath where shower provided as standard

† electrical infrastructure upgrade maybe required

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

‡‡‡ housetype dependent - liaise with sales executive

^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^ inc soft close mechanism seat

^^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

plot dependent

plot specific, refer site layout

~ refer site landscape layout

~~ semi recessed basin if AD M4(ii) applicable

~~~ soft close mechanism to doors & drawers

& where provision of shower tray allows

&& where shown on layouts



# A home as individual as you are with Additions

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

## CHOOSE FROM OUR RANGE OF ADDITIONS OPTIONS COVERING:

### KITCHENS

- Integrated or freestanding washer/dryer
- Integrated fridge/freezer
- Integrated or freestanding dishwasher
- Integrated or freestanding washing machine
- Upgrade to composite worktops
- Double oven
- Upgrade hob
- Integrated microwave

### FLOORING

- Choose from carpets, vinyl or laminate

### TILING

- Full and half height tiling
- Comprehensive upgrade options

### PLUMBING

- Heated towel rail

### SECURITY

- Intruder alarms
- Security lights

### ELECTRICAL

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Recessed lighting
- BT and TV points

### MISCELLANEOUS

- Turf
- Wardrobes



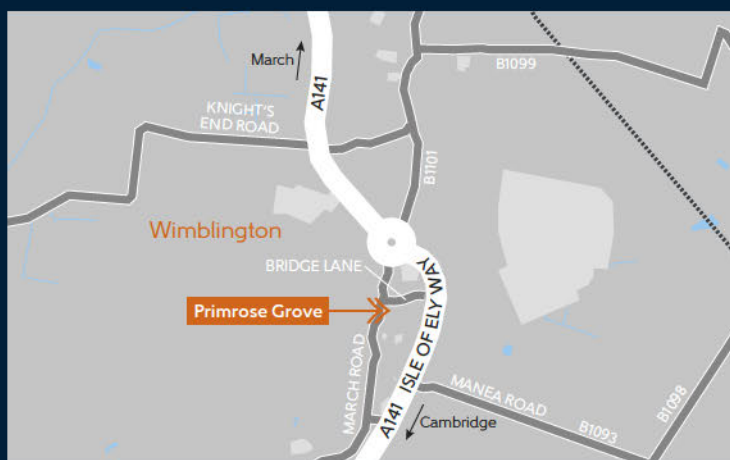


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so you know exactly where to find  
our development.



Bellway abides by the New  
Homes Quality Code (NHQC),  
an independent industry code  
established to champion quality  
new homes and deliver better  
outcomes for customers.

